

121 High Street Yatton BS49 4DR

£335,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

End of terrace



HOW BIG

1110.40 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

uPVC double glazing and gas  
fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

B



A simply beautiful three-bedroom home, situated in the heart of Yatton village, allowing fantastic access to both the precinct and mainline railway station, offered with no onward chain. 121 High Street is a wonderful home that started life as a two-bedroom property, but the current owner has extended the property to the side and rear to now offer three bedrooms along with spacious living accommodation. The entire property has also been fully renovated, changing the layout and decor to create a stunning, modern home that boasts luxury fittings and fixtures throughout and a flow to the ground floor that captures the modern way of living perfectly. Set out over two floors, the generous accommodation on offer comprises:- entrance hall with wc off, sitting room that is flooded with light by high-level windows for privacy and lantern light fitted in the ceiling, while a stunning open-plan kitchen-diner/family room to the rear that boasts two sets of bi-folding doors opening onto the rear garden, making this the social hub of the home. An inner hallway provides access to the third bedroom and large storage cupboard, completing the ground floor. The feeling of quality continues upstairs where you will find two further bedrooms along with the beautifully finished family bathroom.

The rear garden has been designed with modern living in mind. Accessed from the kitchen diner it is a low-maintenance affair, laid to patio and enjoying a South-West orientation making it a wonderful space to entertain friends and family with minimal fuss. The convenience of a courtesy provides access the the garage from the garden which has power and light connected along with an electric roller shutter door, a secure gate to the rear provides access to the driveway where you will find off-street parking, while a pathway leads around the side of the property providing handy access to the front. To the front is an area laid to lawn with a path leading to the main entrance, matching the rear patio

The village of Yatton is renowned as being ideal for family life, enjoying its own primary school, wide array of shops, doctors and dental surgeries, public library and church. For those looking to commute, there is a mainline railway connecting to Bristol, Bath, London and the South West, with the M5 motorway network accessed a short distance away.











## Three bedroom family home, finished to an exceptional standard within the village of Yatton



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

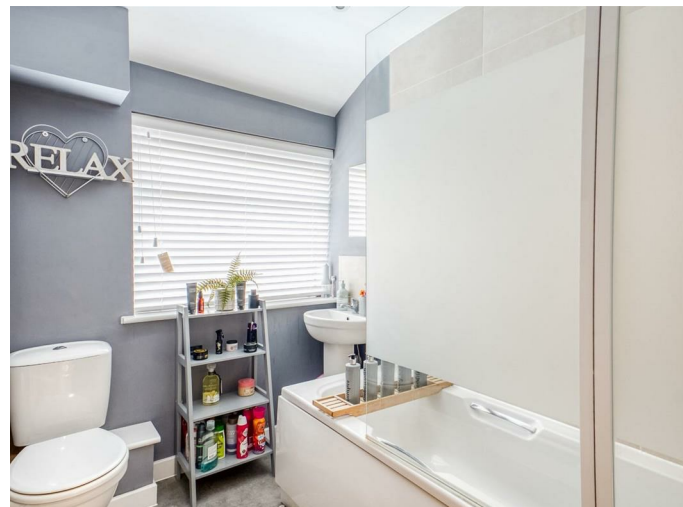
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



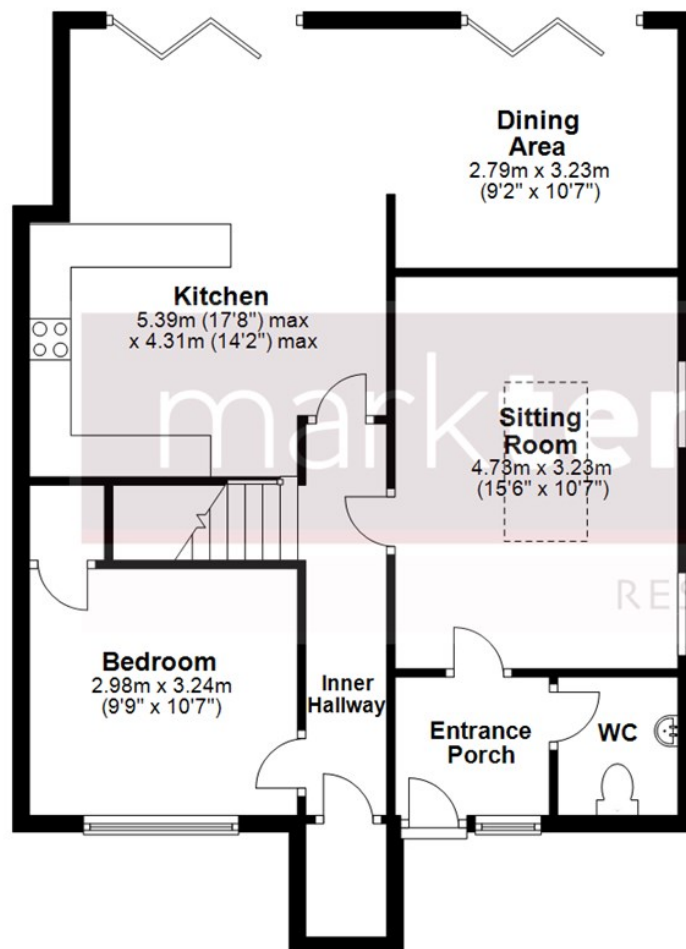
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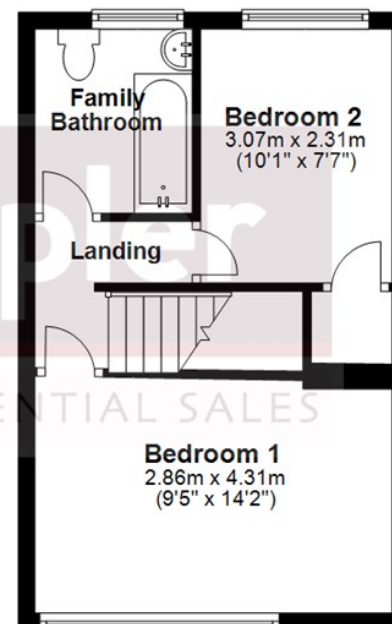
### Ground Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.